Fill in this information to identify the case:

Debtor 1 Nicholas B. Arter, Sr.

Debtor 2
(Spouse, if filing)

United States Bankruptcy Court for the: District of Maryland (State)

Case number 24-16894

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: First Home Mortgage

Court claim no. (if known): 3-1

Last four digits of any number you use to identify the debtor's account: 8986

Date of payment change:
Must be at least 21 days after date of this notice: 10/01/2025

New total payment:
Principal, interest, and escrow, if any: $1,408.13

Part 1: Escrow Account Payment Adjustment

1. **Will there be a change in the debtor's escrow account payment?**
   - ☐ No
   - ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why:

   Current escrow payment: $329.89 **New escrow payment:** $400.57

Part 2: Mortgage Payment Adjustment

2. **Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**
   - ☒ No
   - ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

   Current interest rate: % **New interest rate:** %

   Current principal and interest payment $ **New principal and interest payment:** $

Part 3: Other Payment Change

3. **Will there be a change in the debtor's mortgage payment for a reason not listed above?**
   - ☒ No
   - ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. *(Court approval may be required before the payment change can take effect.)*

   Reason for change:

   Current mortgage payment: $ **New mortgage payment:** $

Debtor 1 Nicholas B. Arter, Sr. Case Number *(if known)* 24-16894
First Name Middle Name Last Name

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this Notice is true and correct to the best of my knowledge, information, and reasonable belief.

✗ /s/ William Lee Date 09/04/2025
Signature

Print: William Lee Title Authorized Agent for First Home Mortgage
First Name Middle Name Last Name

Company Bonial & Associates, P.C.

Address 14841 Dallas Parkway, Suite 350
Number Street

Dallas, Texas 75254
City State Zip Code

Contact phone (972) 643-6600 Email POCInquiries@BonialPC.com

CERTIFICATE OF SERVICE OF PAYMENT CHANGE NOTICE

I hereby certify that a true and correct copy of the foregoing document has been filed with the court and served upon the following parties in interest on or before September 5, 2025 via U.S. Mail. All other parties in interest listed on the Notice of Electronic Filing have been served electronically.

Debtor ***Via U.S. Mail***
Nicholas B. Arter, Sr.
5990 Richmond Hwy, Apt. 002-1106
Alexandria, VA 22303

Respectfully Submitted,

/s/ William Lee
William Lee

FIRST HOME MORTGAGE

For Return Mail Only
PO Box 4638
Englewood, CO 80155

ESCROW ACCOUNT DISCLOSURE STATEMENT

[redacted]

NICHOLAS ARTER
48369 SUNBURST DR
LEXINGTON PK MD 20653

[redacted]

Loan Information

Statement date	08/27/25
Loan number	[redacted]
Property address	48369 SUNBURST DR LEXINGTON PARK MD 20653
New payment amount	$1,408.13
New payment effective date	10/01/2025

We reviewed your escrow account. Here's what we found.

We review your escrow account at least annually to help ensure your monthly mortgage payment will cover your property tax and/or insurance expenses, as the cost of these items can change.

This statement details your past escrow activity, expected activity in the upcoming 12 months, and any corresponding change in your monthly mortgage payment.

Your escrow account has a shortage of **$459.38**

We love making homeownership easy. Questions? We're here to help!

Message with us at fh.myloanservicer.com or via the LoanNav mobile app.

Call Customer Care at 855.704.3830

Find resources designed to help demystify escrow at fh.myloanservicer.com or scan this code.

[redacted]

Your escrow shortage and new monthly mortgage payment

Based on your escrow activity and expected expenses in the upcoming year, your account has a shortage and your monthly mortgage payment will *change* effective October 01, 2025. This section summarizes how we calculated your shortage and new mortgage payment, with detailed breakdowns on pages that follow. If you would like to explore alternative options for your shortage repayment, contact Customer Care at 855.704.3830.

Your escrow shortage

Due to changes in your escrow account activity, we expect your balance to fall below your minimum required balance in the coming year. The difference shows your **shortage**.

Estimated low balance	$116.90
Min. required balance	$724.59
Shortage	**$459.38**

Shortage repayment

Your escrow account shortage of $459.38 will be automatically spread across your **upcoming** payments for 12 months, adding $38.28 to each payment.

Annual shortage	$459.38
÷ 12 months	12
Shortage repayment	**$38.28**

Upcoming escrow expenses

This is the amount we expect to pay out of your escrow in tax and/or insurance expenses in the upcoming 12 months. The total is spread across your monthly payments in the upcoming year.

Property Tax	$3,251.54
Insurance	$1,096.00
Expected expenses	**$4,347.54**

Change in your monthly mortgage payment beginning 10/01/2025

Adding your principal and interest, escrow payment, and shortage repayment shows your new monthly payment.

	Current	New
Principal and Interest	$1,007.56	$1,007.56
Escrow Payment	$329.89	$362.29
Shortage payment	$0.00	$38.28
Total Payment	**$1,337.45**	**$1,408.13**

Navigating payment changes:

- In addition to the expected amount of your upcoming escrow expenses, your escrow payment may include funds to cushion your escrow account in case your expenses increase from the prior year.
- A change in the escrow payment for the upcoming year is typically due to a change in expenses in the past year.
- If your monthly mortgage payment is set up for automatic payments (recurring monthly or biweekly ACH drafts) through First Home, your settings will automatically update with the new payment amount.
- If you make your monthly mortgage payment through a third-party service (e.g., bank, government allotment, biweekly or bill pay service), you will need to update your payment settings with your new payment amount.

Continue to next page.

Escrow account history

This table compares actual activity to what was expected since your last Escrow Account Disclosure Statement or since your loan closed.

Escrow activity: September 2024 - September 2025

Date	Expected payment to escrow	Your actual payment to escrow		What we expected to pay out	What we actually paid out		Description	Escrow account balance Expected	Escrow account balance Actual	
							Starting balance	$2,488.85	$2,340.54	
Sep-24	$329.89	$329.89		$1,570.01	$1,614.08	*	COUNTY - 1ST	$1,248.73	$1,056.35	
Oct-24	$329.89	$329.89			$0.00			$1,578.62	$1,386.24	
Nov-24	$329.89	$659.78	*		$0.00			$1,908.51	$2,046.02	*
Dec-24	$329.89	$0.00	*	$1,578.63	$1,637.46	*	COUNTY - 2ND	$659.77	$408.56	*
Jan-25	$329.89	$659.78	*		$0.00			$989.66	$1,068.34	*
Feb-25	$329.89	$0.00	*		$0.00			$1,319.55	$1,068.34	*
Mar-25	$329.89	$329.89			$0.00			$1,649.44	$1,398.23	
Apr-25	$329.89	$329.89			$1,096.00	*	HAZARD/FIRE	$1,979.33	$632.12	
May-25	$329.89	$329.89		$810.00	$0.00	*	HAZARD/FIRE	$1,499.22	$962.01	
Jun-25	$329.89	$329.89			$0.00			$1,829.11	$1,291.90	
Jul-25	$329.89	$329.89			$0.00			$2,159.00	$1,621.79	
Aug-25	$329.89	$329.89			$0.00			$2,488.89	$1,951.68	
Sep-25		$329.89	E		$1,614.08	E	COUNTY - 1ST	$2,488.89	$667.49	E
Totals	**$3,958.68**	**$4,288.57**		**$3,958.64**	**$5,961.62**		**Ending balance**	**$2,488.89**	**$667.49**	

* Indicates this activity did not occur as expected.
E Indicates this activity had not occurred as of the date of this analysis, but is estimated to occur as shown.

Continue to next page.

Expected escrow activity in the upcoming year

Based on the table below, your escrow shortage is calculated as follows:

- We expect to pay a total of $4,347.54 in tax and/or insurance bills on your behalf in the upcoming 12 months.
- Your minimum required balance of $724.59, which may include a cushion to cover unexpected increases in your taxes and/or insurance, is required by the Real Estate Settlement Procedures Act (RESPA), your mortgage documents or state law.
- The lowest balance in your escrow account over the next 12 months, highlighted below, is estimated to be $116.90 in December 2025. This estimate is based on your actual tax and/or insurance expenses in the past year.
- The difference between your estimated low balance and minimum required balance shows your shortage of $459.38.

Expected escrow activity: Oct 2025 - Sep 2026

Date	Your payment to escrow	What we expected to pay out		Description	Estimated balance	Required balance
				Starting balance	$667.49	$1,275.18
Oct-25	$362.29	$0.00			$1,029.78	$1,637.47
Nov-25	$362.29	$0.00			$1,392.07	$1,999.76
Dec-25	$362.29	$1,637.46	**	COUNTY - 2ND	$116.90	$724.59
Jan-26	$362.29	$0.00			$479.19	$1,086.88
Feb-26	$362.29	$0.00			$841.48	$1,449.17
Mar-26	$362.29	$0.00			$1,203.77	$1,811.46
Apr-26	$362.29	$0.00			$1,566.06	$2,173.75
May-26	$362.29	$1,096.00		HAZARD/FIRE	$832.35	$1,440.04
Jun-26	$362.29	$0.00			$1,194.64	$1,802.33
Jul-26	$362.29	$0.00			$1,556.93	$2,164.62
Aug-26	$362.29	$0.00			$1,919.22	$2,526.91
Sep-26	$362.29	$1,614.08		COUNTY - 1ST	$667.43	$1,275.12
Totals	**$4,347.48**	**$4,347.54**		**Ending balance**	**$667.43**	**$1,275.12**

Shortage calculation

Estimated low balance	$116.90
- Min. required balance	$724.59
Shortage	-$607.69

Frequently Asked Questions

What is an escrow account?
When your loan closed, an escrow account was set up to help you manage tax and/or insurance expenses required for your property. Depending on the terms of your loan and investor requirements, your escrow account may be set up for property taxes, homeowner's (hazard) insurance, mortgage insurance, flood insurance, and/or other expenses such as homeowner's association fees. Each month, a portion of your mortgage payment is deposited into your escrow account to cover these expenses. Then, we pay your tax and/or insurance bills out of your escrow account when they are due.

What are the advantages of having an escrow account?
Having an escrow account can save you time and make homeownership easier. As your loan servicer, we pay your tax and/or insurance bills out of your escrow account on your behalf when they are due. We also review your escrow activity at least annually to help ensure the balance is sufficient to cover your expected upcoming expenses and meet the minimum required balance. In addition, having an escrow account can also help you budget for large tax and/or insurance expenses required for your property, giving you peace of mind

How can I see my escrow account payments and other details?
If you have provided us consent to contact you via email, we will send an email to your preferred address each time we pay a tax and/or insurance bill on your behalf. You can also access your escrow account information 24/7 at fh.myloanservicer.com or via the LoanNav mobile app. Under *My Loan*, go to the Taxes and Insurance section. Information is also available in the *Payment History* section under Escrow.

What is an escrow analysis?
Tax and insurance expenses can change from year to year, so we review your escrow account at least annually to make sure your balance is sufficient to cover your upcoming expenses. Then, we send you an Escrow Account Disclosure Statement to inform you of any changes. This statement details:

- If applicable, the upcoming change to your monthly mortgage payment and how it was calculated.
- Escrow account history tracing all payments to and from your escrow account and your balance.
- Expected escrow activity in the next 12 months.
- If applicable, an explanation of how we calculated the shortage or surplus in your escrow account.

How is my escrow payment determined?
All escrow accounts have a minimum required balance, which is calculated based on your most recent tax and/or insurance expenses and provides a cushion in case your expenses increase.
When your loan closed, your escrow expenses were estimated based on the most recent tax and/or insurance information available at that time. If your home was newly constructed, your taxes may have been based on the property value before improvements were made.
Since tax and insurance expenses can change, we review your account activity at least once per year to help ensure your account balance meets the requirement. Expenses for the upcoming year are typically estimated based on your actual expenses in the prior year. If we receive advance notice of an upcoming change in your expenses prior to our review, the new amount due will be reflected in your escrow payment for the upcoming year.
In addition, if your most recent escrow analysis found a shortage and the repayment was spread across your upcoming payments, this would be reflected in the current escrow payment provided on page 1 of this statement.

Why did my escrow payment change?
Changes in your escrow expenses may lead to a change in your escrow payment. Reasons may include:

- **Homeowners insurance**: Changes to the type, extent, due date, rate, policy, or carrier.
- **Real estate taxes**: Your property value may have been reassessed or the tax rate or payment due date may have changed.
- **New construction:** Typically, the first tax bill for a new home is based on a partial assessment for the lot/land. The next tax bill may reflect the assessed value of the lot/land and the newly constructed home.
- **Initial escrow deposit:** Tax and/or insurance expenses may be estimated at closing if information is not available. If your actual expenses were more or less than what was estimated, the amount you are paying into your escrow account may need to be adjusted accordingly.
- **Escrow account shortage:** Your balance is expected to fall below the minimum required balance for your account, typically due to a change in escrow expenses year-over-year. You need to repay the shortage so your balance meets the requirement.

What do I need to do if my payment changed?
It is important to note your new monthly mortgage payment amount and effective date on page 1 of this statement and to adjust your payment amount accordingly. If your monthly mortgage payment is set up for automatic payments (recurring monthly or biweekly ACH drafts) through First Home, your payment settings will automatically update with your new payment amount when it becomes effective.
If you make your mortgage payments through a third-party entity (e.g. bank, government allotment, biweekly, or bill-pay service), you will need to update your payment settings with the new amount.

How is the lowest estimated balance determined?
The lowest monthly escrow balance estimated during the year, also known as your expected low point, is determined based on your starting balance, the amount of your monthly escrow payments, and your estimated tax and/or insurance expenses in the upcoming year.

Why is there a minimum balance requirement?
Your minimum required balance includes the expected amount of your upcoming tax and/or insurance expenses, plus a little extra money in case your tax and/or insurance expenses increase from year to year--this is known as a cushion. The minimum required balance is required by the Real Estate Settlement Procedures Act (RESPA), your mortgage documents or state law. When you pay off your loan, funds held in your escrow account as a cushion will be returned.

I am worried about making my payments. What should I do?
If you are facing financial hardship, we want to help you navigate mortgage assistance options available for your loan. Please reach out to our Homeowner Assistance Team at 855.704.3830.

My escrow account has a shortage. Why?
Reasons you do not have enough money in your escrow account to meet the minimum balance may include:

- Increase in property taxes and/or insurance premiums.
- Your taxes were reassessed.
- Change in your insurance provider(s).
- Change in the due date of your property taxes and/or insurance premiums.
- Your payments into your escrow account were fewer or less than expected.
- Starting escrow balance for the upcoming year is lower than expected due to higher payouts the prior year.

Can I prevent a surplus from occurring?
Even if you have a surplus, we are required to update the amount of your monthly escrow payment every 12 months based on the amount of your tax and/or insurance expenses in the prior 12 months. If your expenses have changed, the amount you pay into your escrow account each month as part of your monthly mortgage payment must be adjusted accordingly.

Who should I contact with questions?

- **Taxes:** Contact your local assessor's office.
- **Insurance premiums:** Contact your insurance company.
- **Escrow or account information:** Message Cornerstone Customer Care at fh.myloanservicer.com or via the LoanNav, or call 855.704.3830 Monday - Friday 6:00 a.m. - 6:00 p.m. MT Saturday - 8:00 a.m. - 12:00 p.m. MT.

Required Legal Information and Disclosures

Bankruptcy Information
IF YOU ARE A CUSTOMER IN BANKRUPTCY OR A CUSTOMER WHO HAS RECEIVED A BANKRUPTCY DISCHARGE OF THIS DEBT: PLEASE BE ADVISED THAT THIS NOTICE IS TO INFORM YOU OF THE STATUS OF THE MORTGAGE SECURED BY THE SUBJECT PROPERTY. THIS NOTICE CONSTITUTES NEITHER A DEMAND FOR PAYMENT NOR A NOTICE OF PERSONAL LIABILITY TO ANY RECIPIENT HEREOF, WHO MIGHT HAVE RECEIVED A DISCHARGE OF SUCH DEBT IN ACCORDANCE WITH APPLICABLE BANKRUPTCY LAWS OR WHO MIGHT BE SUBJECT TO THE AUTOMATIC STAY OF SECTION 362 OF THE UNITED STATES BANKRUPTCY CODE. IF YOU RECEIVED A DISCHARGE OF THE DEBT IN BANKRUPTCY, WE ARE AWARE THAT YOU HAVE NO PERSONAL OBLIGATION TO REPAY THE DEBT. WE RETAIN THE RIGHT TO ENFORCE THE LIEN AGAINST THE COLLATERAL PROPERTY, WHICH HAS NOT BEEN DISCHARGED IN YOUR BANKRUPTCY, IF ALLOWED BY LAW AND/OR CONTRACT.

Debt Collection Notice
TO THE EXTENT THE FAIR DEBT COLLECTION PRACTICES ACT (FDCPA) AND/OR STATE DEBT COLLECTION LAWS ARE APPLICABLE, PLEASE BE ADVISED THAT THIS COMMUNICATION IS FROM A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Successor in Interest: Confirmed successors in interest to borrowers named on the Note are not liable for repayment of the debt of the original named borrower unless and until the successor assumes the loan obligation pursuant to applicable law.

Designated Address
Notices of Error, Qualified Written Requests, and Information Requests must be sent to the designated address at PO Box 3398, Englewood, CO 80155.

Credit Reporting
We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

FIRST HOME
MORTGAGE

NICHOLAS ARTER

Your enclosed Escrow Account Disclosure Statement shows a shortage, which typically occurs when property tax and/or insurance expenses changed from the prior year. The shortage will need to be repaid to help ensure your balance is sufficient in the upcoming year. Additionally, if your expenses increased, your monthly payment will need to increase to cover your expenses in the upcoming year.

Would you like to pay down your shortage to minimize the increase in your monthly mortgage payment?

By default, a shortage repayment is automatically spread across your upcoming monthly mortgage payments, so you do not have to repay it all at once—please see your enclosed statement for details.

At any time, you can choose to make a lump sum payment to reduce your shortage or repay your shortage in full—this is not required, but we offer the option for those who prefer to minimize the increase in their monthly mortgage payment. If and when you choose to pay down your shortage, the amount of your new monthly mortgage payment will be reduced.

If you opt to repay some or all of your shortage, please choose from the following payment options. If you have questions, our Customer Care team will be happy to help!

- **Online** via fh.myloanservicer.com or the LoanNav mobile app. Go to Payment, select *other payment* type, and enter your chosen amount into the *additional escrow* field.
- **Call** Customer Care at 855.704.3830
- **By mail** to the following address, with "escrow shortage repayment" and your loan number noted on the check.
  First Home Mortgage
  PO Box 660217
  Dallas, TX 75266-0217